

## **\$84,800 - 408 18204 93 Avenue, Edmonton**

MLS® #E4430662

**\$84,800**

1 Bedroom, 1.00 Bathroom, 695 sqft

Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

Attention investors! Great opportunity! WEM block away/ Walking distance to WEST EDMONTON MALL! Excellent Belmead location! Positive cash flow for investor, or cheaper than rent for first time buyer. 1BR, large closet, full bath, quiet top floor, comes with a parking install. This spacious apartment at the top floor has a rare amazing city view. Tons of natural light, Nice kitchen with pantry, huge living space and a huge primary bedroom. Located near to shopping, public transportation, schools, playgrounds and countless other amenities. Perfect for any investor or first time buyer. It's currently under renovations by condominium board management/insurance after a water damage. Pictures from before are provided to give ideas. It needs to be unconditional offer, selling As Is Where Is.

Built in 1979

### **Essential Information**

MLS® #	E4430662
Price	\$84,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	695
Acres	0.00



Year Built	1979
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	408 18204 93 Avenue
Area	Edmonton
Subdivision	Belmead
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4K6

### Amenities

Amenities	See Remarks
Parking	See Remarks

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 12th, 2025
Days on Market	16
Zoning	Zone 20

Condo Fee                \$398

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